



**Address:** [5106 BRISTLECONE CT](#)  
**City:** ARLINGTON  
**Georeference:** 13516-2-4  
**Subdivision:** FAIRFIELD NORTH ADDITION  
**Neighborhood Code:** 1S020E

**Latitude:** 32.6614761883  
**Longitude:** -97.1031740043  
**TAD Map:** 2120-360  
**MAPSCO:** TAR-097T



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** FAIRFIELD NORTH ADDITION  
Block 2 Lot 4

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07807961

**Site Name:** FAIRFIELD NORTH ADDITION-2-4

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,180

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,304

**Land Acres<sup>\*</sup>:** 0.2595

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

PHAN HANNAH H  
PHAN TRI M NGUYEN

**Primary Owner Address:**

4307 LONE OAK DR  
MANSFIELD, TX 76063

**Deed Date:** 2/14/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214030166](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NUNEZ RICHARD M	8/19/2003	<a href="#">D203314940</a>	0017108	0000350
SUMEER HOMES INC	2/7/2003	00164260000144	0016426	0000144
HARLAN PROPERTIES INC	7/5/2001	00149960000019	0014996	0000019
SOWELL PROPERTY PRTNS FAIRF	1/1/2001	00000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$264,696	\$91,304	\$356,000	\$356,000
2024	\$284,802	\$91,304	\$376,106	\$376,106
2023	\$318,775	\$55,000	\$373,775	\$373,775
2022	\$245,761	\$55,000	\$300,761	\$300,761
2021	\$218,944	\$55,000	\$273,944	\$273,944
2020	\$189,972	\$55,000	\$244,972	\$244,972

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.